

# HOUSING NOW

## Ontario Region



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Third Quarter 2012

### Resale Market

#### Ontario home sales moderate in Second Quarter

Ontario existing home sales in the second quarter moved lower for the first time since this time last year. Sales peaked in March and weakened as the quarter came to a close. With the exception of Peterborough and Thunder Bay, all other major urban centres posted lower sales.

Declining mortgage rates enticed many prospective buyers into the housing market early this year. Also, unseasonably warm weather likely pulled demand forward into the early part of 2012. The decline in housing demand coincided with the resurfacing of global economic concerns related to growth in Europe and China. In fact, Ontario consumer attitudes and spending remained subdued in the second quarter.

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Figure 1

Ontario Quarterly MLS® Sales



Source: CREA. MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

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Ontario home listings grew for a second consecutive quarter. Listings were boosted by strong growth in home prices in recent quarters. As a result, resale market conditions across the province were more accommodating for buyers with product choice outpacing demand. Based on the balance between demand and supply, Hamilton and Thunder Bay were the hottest markets in the second quarter. These are all markets challenged by a lack of listings or offer more inexpensive housing options relative to bordering metropolitan markets. Meanwhile, eastern and southwestern Ontario communities remained the coolest. Notable examples include Kingston, St Catharines-Niagara, and Windsor centres.

A more balanced market would support price growth generally in line with inflation. Ontario home prices grew by a five per cent annualized rate after growing by nearly three times that rate in the first quarter. However, price growth slowed more sharply near the tail end of the second quarter. Hamilton and Thunder Bay posted the strongest price growth in the second quarter while Kingston home prices failed to keep pace and moderated during the quarter. Meanwhile, Toronto home prices grew at the slowest rate in over two years during the second quarter.

### Housing starts grew in the Second Quarter

Ontario residential construction activity grew for a second consecutive quarter. Ontario all area home starts rose to 81,800 SAAR units in the second quarter, up over 3.5 per cent from the first quarter. As was witnessed in the resale market, much

of this strength during the quarter came early with activity slowing as the quarter came to an end. Strength in construction was in the more inexpensive multi-family home sector which includes semi detached, row and apartment housing. Meanwhile, single detached construction posted only modest gains. Year to date Ontario housing starts to June are up 21 per cent from this time last year. High density communities such as Toronto, Hamilton and Ottawa have posted the strongest increases to date in 2012.

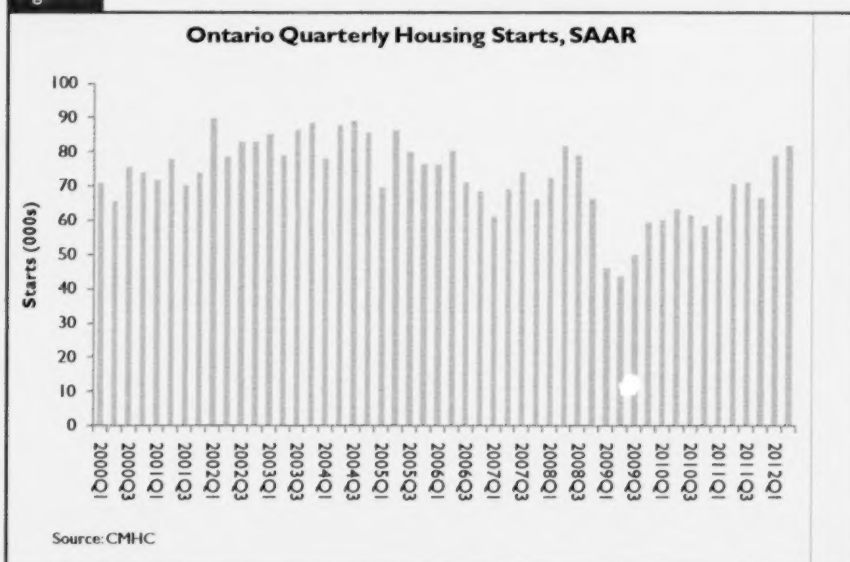
Apartment construction continues to drive multi-family construction activity in the second quarter, particularly in some larger metropolitan areas. Rising home prices and fewer lots available for low-rise construction supported demand for less expensive higher density housing. In addition, low interest rates, lower rental vacancy rates and less purpose-built rental construction enticed more investors into the marketplace and boosted investment demand for apartment units in the past few years. Some of

these units purchased in the past year are now commencing construction.

Single detached construction remained relatively stable in the second quarter. Single detached construction has been on a long term downtrend since 2003 owing to growth in less expensive housing options and less land available for residential development. Demographic trends over time suggest an ageing population and smaller households are less supportive of new detached construction. Land constraints, demographic trends and the rising cost of housing will likely temper any notable growth in single detached construction over the next few years.

The Ontario new home price index has trended higher in 2012. New home prices continue to grow in excess of inflation. On the demand side, stronger housing starts combined with rising home prices enabled builders to raise prices.

Figure 2

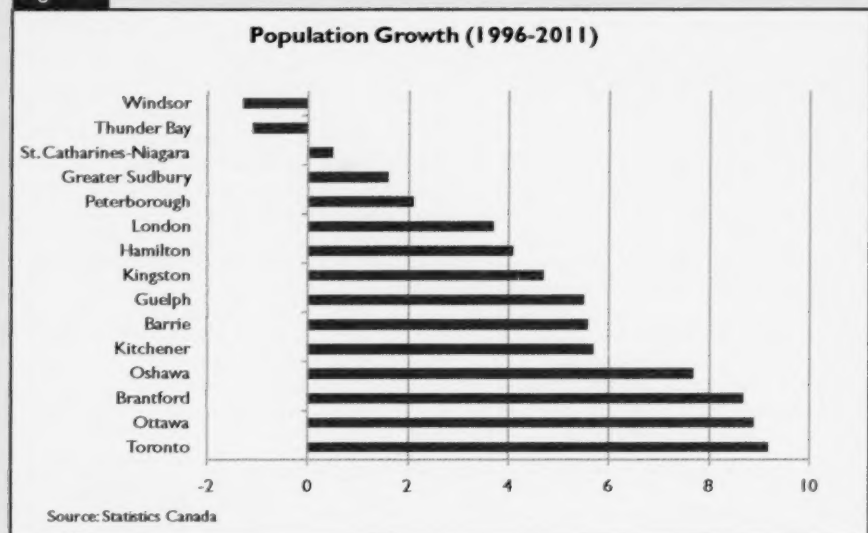


## Larger Urban Centres Post Stronger Population Growth Since 2006

Toronto and Ottawa have succeeded in growing their share of Ontario residential construction activity over the past decade. Alternatively, smaller centres such as Thunder Bay and Windsor have seen their share of construction activity slow. Economic and demographic considerations were at play here. Thunder Bay and Windsor are two economies traditionally tied to the goods sector. These economies have gone through a restructuring phase as a result of a high Canadian dollar and growing global competition in the forest product and auto sectors. Slower job growth in these communities discouraged in-migration. This resulted in more subdued housing activity versus activity in Toronto and Ottawa urban centres whose economies have been tied to growing sectors such as financial services, real estate and the public sector in recent years. In fact, census population counts recently released by Statistics Canada indicated that Toronto and Ottawa populations grew the fastest among Ontario urban centres in recent years - helping

support housing demand. Meanwhile Windsor and Thunder Bay were the only CMAs in Canada to post declining population counts over the same period. However, in more recent years, efforts to diversify the local economy has helped support job growth, higher migration levels and housing demand in both Thunder Bay and Windsor.

Figure 3



## HOUSING NOW REPORT TABLES

### Available in ALL reports:

- 1 Housing Activity Summary of Region
- 2 Starts by Submarket and by Dwelling Type – Current Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators
- 6.1 Growth of Economic Indicators

### Available in SELECTED Reports:

- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Quarter
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## SYMBOLS

- n/a Not applicable
- \* Totals may not add up due to co-operatives and unknown market types
- \*\* Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

**Table 1: Housing Activity Summary of Ontario Region  
Second Quarter 2012**

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q2 2012	6,716	705	1,921	42	658	9,540	93	1,201	512	21,389
Q2 2011	6,727	808	1,615	53	696	7,235	58	622	621	18,457
% Change	-0.2	-12.7	18.9	-20.8	-5.5	31.9	60.3	93.1	-17.6	15.9
Year-to-date 2012	10,665	1,467	4,258	80	1,112	16,939	120	2,280	748	37,670
Year-to-date 2011	10,631	1,378	3,247	83	1,082	11,945	82	1,623	993	31,086
% Change	0.3	6.5	31.1	-3.6	2.8	41.8	46.3	40.5	-24.7	21.2
UNDER CONSTRUCTION										
Q2 2012	14,866	2,221	6,624	89	2,471	49,098	327	6,836	1,330	83,871
Q2 2011	14,113	1,976	5,643	115	2,333	36,893	158	5,366	1,379	68,004
% Change	5.3	12.4	17.4	-22.6	5.9	33.1	107.0	27.4	-3.6	23.3
COMPLETIONS										
Q2 2012	6,025	696	1,585	35	615	2,967	140	881	408	13,352
Q2 2011	5,370	620	1,632	53	695	7,285	66	476	500	16,726
% Change	12.2	12.3	-2.9	-34.0	-11.5	-59.3	112.1	85.1	-18.4	-20.2
Year-to-date 2012	11,406	1,404	3,282	71	906	6,874	220	2,771	889	27,823
Year-to-date 2011	10,218	1,124	3,217	86	1,237	11,532	156	1,560	1,131	30,290
% Change	11.6	24.9	2.0	-17.4	-26.8	-40.4	41.0	77.6	-21.4	-8.1
COMPLETED & NOT ABSORBED										
Q2 2012	825	88	223	15	151	1,045	64	748	n/a	3,159
Q2 2011	777	87	231	19	187	1,209	67	853	n/a	3,430
% Change	6.2	1.1	-3.5	-21.1	-19.3	-13.6	-4.5	-12.3	n/a	-7.9
ABSORBED										
Q2 2012	5,496	657	1,523	37	579	3,043	79	297	n/a	11,711
Q2 2011	4,971	595	1,608	57	694	6,268	24	661	n/a	14,878
% Change	10.6	10.4	-5.3	-35.1	-16.6	-51.5	**	-55.1	n/a	-21.3
Year-to-date 2012	10,359	1,334	3,132	72	891	6,904	139	1,064	n/a	23,895
Year-to-date 2011	9,328	1,065	3,114	89	1,201	10,378	73	1,320	n/a	26,568
% Change	11.1	25.3	0.6	-19.1	-25.8	-33.5	90.4	-19.4	n/a	-10.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2: History of Housing Starts of Ontario Region  
2002 - 2011**

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2011	24,724	2,869	7,873	176	2,309	22,474	242	4,543	2,581	67,821
% Change	-2.5	3.8	4.5	-10.7	-18.0	53.1	44.0	27.1	-22.5	12.2
2010	25,350	2,765	7,535	197	2,816	14,680	168	3,575	3,329	60,433
% Change	25.6	-2.5	38.5	-3.4	76.4	14.4	-27.3	-21.9	36.9	20.0
2009	20,186	2,835	5,439	204	1,596	12,837	231	4,580	2,431	50,370
% Change	-28.2	-11.8	-25.4	-2.4	-56.3	-49.8	29.1	24.2	-22.9	-32.9
2008	28,109	3,213	7,291	209	3,648	25,586	179	3,688	3,153	75,076
% Change	-15.3	-18.4	-14.1	44.1	30.8	128.0	32.6	29.0	-41.0	10.2
2007	33,198	3,936	8,492	145	2,789	11,221	135	2,859	5,348	68,123
% Change	0.2	-2.4	11.0	-21.6	-10.7	-27.7	-43.3	-26.6	-5.1	-7.2
2006	33,132	4,034	7,650	185	3,123	15,514	238	3,895	5,636	73,417
% Change	-9.2	-10.8	-9.0	-20.6	-8.7	-4.1	-62.8	21.6	0.3	-6.8
2005	36,475	4,520	8,405	233	3,420	16,183	640	3,203	5,618	78,795
% Change	-16.8	-9.2	-4.3	14.8	-0.1	7.7	6.5	6.0	7.6	-7.4
2004	43,845	4,976	8,786	203	3,424	15,031	601	3,023	5,220	85,114
% Change	0.9	-20.5	-4.8	25.3	45.0	5.0	10.5	-28.5	22.9	-0.1
2003	43,449	6,262	9,227	162	2,361	14,314	544	4,226	4,247	85,180
% Change	-7.6	-7.8	8.9	-6.9	-14.5	38.9	-9.3	28.6	6.7	1.9
2002	47,034	6,795	8,476	174	2,762	10,308	600	3,286	3,982	83,597

Source: CMHC (Starts and Completions Survey)



**Table 2: Starts by Submarket and by Dwelling Type**  
**Ontario Region**  
**Second Quarter 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	% Change
Centres 100,000+											
Barrie	105	99	2	0	31	4	48	265	186	368	-49.5
Brantford	88	66	6	4	26	41	0	0	120	111	8.1
Greater Sudbury	98	120	16	18	6	0	8	26	128	164	-22.0
Guelph	76	100	26	12	61	51	6	4	169	167	1.2
Hamilton	558	378	16	2	201	167	242	134	1,017	681	49.3
Kingston	112	140	2	10	14	26	0	0	128	176	-27.3
Kitchener	275	363	14	10	161	64	132	220	582	657	-11.4
London	388	378	10	4	77	46	299	12	774	440	75.9
Oshawa	395	433	2	4	100	122	42	8	539	567	-4.9
Ottawa	470	534	74	98	283	511	1,837	175	2,664	1,318	102.1
Peterborough	41	87	0	2	17	28	0	0	58	117	-50.4
St. Catharines-Niagara	158	177	18	6	99	89	0	65	275	337	-18.4
Thunder Bay	76	57	2	6	5	4	0	24	83	91	-8.8
Toronto	2,802	2,905	457	584	1,399	1,063	8,078	6,690	12,736	11,242	13.3
Windsor	177	135	16	8	18	35	0	8	211	186	13.4
Centres 50,000 - 99,999											
Belleville	77	84	0	0	11	0	0	0	88	84	4.8
Chatham-Kent	39	16	6	2	10	0	0	0	55	18	**
Cornwall	22	15	12	0	0	0	8	21	42	36	16.7
Kawartha Lakes	55	28	0	0	0	0	0	0	55	28	96.4
Norfolk	39	56	2	8	5	0	0	0	46	64	-28.1
North Bay	22	12	0	0	0	0	4	0	26	12	116.7
Sarnia	40	44	0	2	0	0	0	0	40	46	-13.0
Sault Ste. Marie	32	14	0	0	4	0	0	0	36	14	157.1

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type

**Ontario Region**  
**Second Quarter 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	% Change
<b>Centres 10,000 - 49,999</b>											
Bracebridge	5	7	0	0	6	0	0	0	11	7	57.1
Brighton MU	23	27	2	2	0	n/a	0	n/a	25	29	-13.8
Brock Tp	2	4	0	n/a	0	n/a	0	n/a	2	4	-50.0
Brockville	11	11	2	4	7	0	0	0	20	15	33.3
Centre Wellington	27	19	4	2	4	4	49	0	84	25	**
Cobourg	18	20	0	0	0	24	0	0	18	44	-59.1
Collingwood	52	41	2	0	8	10	0	171	62	222	-72.1
Elliot Lake	2	0	0	0	0	0	0	0	2	0	n/a
Erin	11	10	0	0	0	0	0	0	11	10	10.0
Essex T	19	5	0	n/a	0	n/a	0	n/a	19	5	**
Gravenhurst	3	8	0	0	0	0	0	0	3	8	-62.5
Greater Napanee	21	3	0	0	0	0	0	0	21	3	**
Haldimand County CY	24	21	2	6	6	0	0	3	32	30	6.7
Hunstville	11	7	0	0	0	0	0	0	11	7	57.1
Ingersoll	10	0	0	0	13	0	0	0	23	0	n/a
Kenora	9	3	8	0	4	0	0	0	21	3	**
Kincardine MU	0	10	0	n/a	0	n/a	0	n/a	0	10	-100.0
Lambton Shores	12	0	0	0	0	0	0	0	12	0	n/a
Leamington	24	7	10	0	0	4	0	0	34	11	**
Meaford	1	5	0	0	0	4	0	0	1	9	-88.9
Midland	18	13	0	0	0	0	0	0	18	13	38.5
Mississippi Mills	7	11	0	6	0	0	0	0	7	17	-58.8
North Grenville MU	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
North Perth	19	0	2	0	0	0	4	0	25	0	n/a
Orillia	29	5	0	0	4	3	0	0	33	8	**
Owen Sound	8	22	0	0	0	0	0	0	8	22	-63.6
Petawawa	37	32	0	0	6	8	0	0	43	40	7.5
Port Hope	6	4	2	0	0	0	0	0	8	4	100.0
Prince Edward County	5	14	0	0	0	0	0	0	5	14	-64.3
Saugeen Shores	0	19	0	0	0	0	0	0	0	19	-100.0
Scugog Tp	7	6	0	n/a	0	n/a	0	n/a	7	6	16.7
Stratford	9	9	2	10	6	6	0	0	17	25	-32.0
Temiskaming Shores	8	3	0	0	0	0	0	0	8	3	166.7
The Nation M	26	15	6	6	10	n/a	1	n/a	43	21	104.8
Tillsonburg	14	4	0	0	0	0	0	0	14	4	**
Timmins	9	7	0	0	0	0	0	0	9	7	28.6
Trent Hills	11	14	0	0	0	0	0	0	11	14	-21.4
Wasaga Beach	40	67	0	0	6	40	0	36	46	143	-67.8
West Grey MU	15	16	0	0	0	0	0	0	15	16	-6.3
West Nipissing	0	17	0	2	0	0	0	6	0	25	-100.0
Woodstock	60	43	0	2	17	4	0	4	77	53	45.3
<b>Total Ontario (10,000+)</b>	<b>6,765</b>	<b>6,780</b>	<b>729</b>	<b>826</b>	<b>2,625</b>	<b>2,358</b>	<b>10,758</b>	<b>7,872</b>	<b>20,877</b>	<b>17,836</b>	<b>17.0</b>

Source: CMHC (Starts and Completions Survey)



**Table 2.1: Starts by Submarket and by Dwelling Type****Ontario Region  
January - June 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
<b>Centres 100,000+</b>											
Barrie	163	132	2	0	35	22	74	267	274	421	-34.9
Brantford	126	102	10	4	45	49	0	0	181	155	16.8
Greater Sudbury	107	135	20	18	6	0	8	26	141	179	-21.2
Guelph	131	144	42	30	112	87	6	100	291	361	-19.4
Hamilton	786	631	52	6	517	192	404	146	1,759	975	80.4
Kingston	211	226	8	10	38	30	30	190	287	456	-37.1
Kitchener	502	634	20	18	232	121	1,081	359	1,835	1,132	62.1
London	615	563	20	4	97	57	299	205	1,031	829	24.4
Oshawa	593	607	6	38	150	122	293	16	1,042	783	33.1
Ottawa	774	875	106	157	711	856	2,207	526	3,798	2,414	57.3
Peterborough	73	108	2	2	30	43	0	0	105	153	-31.4
St. Catharines-Niagara	273	307	22	16	132	125	0	67	427	515	-17.1
Thunder Bay	80	65	2	6	5	4	0	24	87	99	-12.1
Toronto	4,686	4,816	1,063	1,000	2,814	1,768	14,855	12,035	23,418	19,619	19.4
Windsor	253	176	26	12	48	69	0	8	327	265	23.4
<b>Centres 50,000 - 99,999</b>											
Belleville	88	106	0	0	23	15	0	0	111	121	-8.3
Chatham-Kent	49	24	6	4	10	0	0	27	65	55	18.2
Cornwall	27	17	12	0	0	0	8	21	47	38	23.7
Kawartha Lakes	76	53	0	0	0	0	0	0	76	53	43.4
Norfolk	64	90	6	12	5	0	0	0	75	102	-26.5
North Bay	27	16	2	0	6	0	8	0	43	16	168.8
Sarnia	50	58	0	2	4	6	0	0	54	66	-18.2
Sault Ste. Marie	41	23	0	2	9	0	0	0	50	25	100.0

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type

**Ontario Region**  
**January - June 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
<b>Centres 10,000 - 49,999</b>											
Bracebridge	9	11	4	0	6	9	0	0	19	20	-5.0
Brighton MU	31	40	2	2	0	n/a	0	n/a	33	42	-21.4
Brock Tp	2	4	0	n/a	0	n/a	0	n/a	2	4	-50.0
Brockville	22	14	2	4	23	0	0	0	47	18	161.1
Centre Wellington	34	29	4	2	8	9	49	0	95	40	137.5
Cobourg	36	27	0	0	4	24	4	0	44	51	-13.7
Collingwood	75	74	2	2	8	10	0	171	85	257	-66.9
Elliot Lake	2	1	0	0	0	0	0	0	2	1	100.0
Erin	17	10	0	0	0	0	0	0	17	10	70.0
Essex T	22	8	0	n/a	0	n/a	0	n/a	22	8	175.0
Gravenhurst	9	11	0	0	0	0	0	0	9	11	-18.2
Greater Napanee	30	3	0	0	0	8	0	0	30	11	172.7
Haldimand County CY	32	26	4	6	22	0	0	3	58	35	65.7
Hunstville	15	11	0	0	0	0	0	0	15	11	36.4
Ingersoll	16	3	0	0	13	0	0	0	29	3	**
Kenora	9	9	8	0	4	0	0	0	21	9	133.3
Kincardine MU	0	10	0	n/a	0	n/a	0	n/a	0	10	-100.0
Lambton Shores	18	0	0	0	0	0	49	0	67	0	n/a
Leamington	30	12	10	0	11	4	2	0	53	16	**
Meaford	5	5	0	0	0	4	0	0	5	9	-44.4
Midland	21	18	0	0	0	0	0	0	21	18	16.7
Mississippi Mills	11	13	0	6	17	0	0	0	28	19	47.4
North Grenville MU	53	22	0	n/a	10	n/a	40	n/a	103	22	**
North Perth	24	0	2	0	0	0	4	0	30	0	n/a
Orillia	41	12	0	0	4	7	0	0	45	19	136.8
Owen Sound	13	29	0	0	0	0	0	0	13	29	-55.2
Petawawa	40	32	0	0	6	8	0	0	46	40	15.0
Port Hope	12	6	2	0	0	0	0	0	14	6	133.3
Prince Edward County	9	22	0	0	0	0	0	0	9	22	-59.1
Saugeen Shores	13	19	0	0	4	0	0	0	17	19	-10.5
Scugog Tp	8	9	0	n/a	0	n/a	0	n/a	8	9	-11.1
Stratford	18	12	8	10	20	6	2	0	48	28	71.4
Temiskaming Shores	8	3	0	0	0	0	0	0	8	3	166.7
The Nation M	32	38	14	18	10	6	1	n/a	57	62	-8.1
Tillsonburg	23	8	0	0	6	4	0	0	29	12	141.7
Timmins	17	12	0	0	0	0	0	0	17	12	41.7
Trent Hills	14	21	0	0	0	0	0	0	14	21	-33.3
Wasaga Beach	62	104	0	0	13	66	0	36	75	206	-63.6
West Grey MU	21	24	0	0	0	0	0	0	21	24	-12.5
West Nipissing	1	17	2	2	0	0	0	6	3	25	-88.0
Woodstock	91	69	2	4	21	4	0	4	114	81	40.7
<b>Total Ontario (10,000+)</b>	<b>10,753</b>	<b>10,718</b>	<b>1,499</b>	<b>1,403</b>	<b>5,246</b>	<b>3,735</b>	<b>19,424</b>	<b>14,237</b>	<b>36,922</b>	<b>30,093</b>	<b>22.7</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**  
**Ontario Region**  
**Second Quarter 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011
<b>Centres 100,000+</b>								
Barrie	31	4	0	0	48	265	0	0
Brantford	22	41	4	0	0	0	0	0
Greater Sudbury	0	0	6	0	0	0	8	17
Guelph	61	51	0	0	0	0	6	4
Hamilton	159	167	42	0	200	75	42	59
Kingston	14	22	0	0	0	0	0	0
Kitchener	161	64	0	0	72	47	60	173
London	52	26	25	20	287	0	12	12
Oshawa	100	122	0	0	42	0	0	8
Ottawa	283	506	0	0	1,667	166	170	9
Peterborough	17	28	0	0	0	0	0	0
St. Catharines-Niagara	99	89	0	0	0	0	0	65
Thunder Bay	5	0	0	4	0	24	0	0
Toronto	1,399	1,059	0	4	7,187	6,454	891	236
Windsor	18	23	0	12	0	0	0	8
<b>Centres 50,000 - 99,999</b>								
Belleville	11	0	0	0	0	0	0	0
Chatham-Kent	10	0	0	0	0	0	0	0
Cornwall	0	0	0	0	0	0	8	21
Kawartha Lakes	0	0	0	0	0	0	0	0
Norfolk	5	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	4	0
Sarnia	0	0	0	0	0	0	0	0
Sault Ste. Marie	4	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**  
**Ontario Region**  
**Second Quarter 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011
<b>Centres 10,000 - 49,999</b>								
Bracebridge	6	0	0	0	0	0	0	0
Brighton MU	0	n/a	0	n/a	0	n/a	0	n/a
Brock Tp	0	n/a	0	n/a	0	n/a	0	n/a
Brockville	7	0	0	0	0	0	0	0
Centre Wellington	4	4	0	0	49	0	0	0
Cobourg	0	24	0	0	0	0	0	0
Collingwood	8	10	0	0	0	171	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex T	0	n/a	0	n/a	0	n/a	0	n/a
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County CY	6	0	0	0	0	3	0	0
Hunstville	0	0	0	0	0	0	0	0
Ingersoll	13	0	0	0	0	0	0	0
Kenora	4	0	0	0	0	0	0	0
Kincardine MU	0	n/a	0	n/a	0	n/a	0	n/a
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	0	4	0	0	0	0	0	0
Meaford	0	4	0	0	0	0	0	0
Midland	0	0	0	0	0	0	0	0
Mississippi Mills	0	0	0	0	0	0	0	0
North Grenville MU	0	n/a	0	n/a	0	n/a	0	n/a
North Perth	0	0	0	0	4	0	0	0
Orillia	4	3	0	0	0	0	0	0
Owen Sound	0	0	0	0	0	0	0	0
Petawawa	6	0	0	4	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	0	0	0	0	0	0	0	0
Scugog Tp	0	n/a	0	n/a	0	n/a	0	n/a
Stratford	6	6	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation M	10	n/a	0	n/a	1	n/a	0	n/a
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	0	0
Wasaga Beach	6	40	0	0	0	36	0	0
West Grey MU	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	6
Woodstock	17	4	0	0	0	0	0	4
<b>Total Ontario (10,000+)</b>	<b>2,548</b>	<b>2,301</b>	<b>77</b>	<b>44</b>	<b>9,557</b>	<b>7,241</b>	<b>1,201</b>	<b>622</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market****Ontario Region  
January - June 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
<b>Centres 100,000+</b>								
Barrie	35	22	0	0	72	265	2	2
Brantford	41	49	4	0	0	0	0	0
Greater Sudbury	0	0	6	0	0	0	8	17
Guelph	112	80	0	7	0	16	6	84
Hamilton	475	192	42	0	338	75	66	71
Kingston	38	26	0	0	0	0	30	190
Kitchener	232	121	0	0	633	133	448	226
London	72	37	25	20	287	193	12	12
Oshawa	150	122	0	0	154	0	139	16
Ottawa	711	851	0	0	2,006	517	201	9
Peterborough	30	43	0	0	0	0	0	0
St. Catharines-Niagara	132	125	0	0	0	0	0	67
Thunder Bay	5	0	0	4	0	24	0	0
Toronto	2,792	1,760	22	8	13,552	11,172	1,303	863
Windsor	48	57	0	12	0	0	0	8
<b>Centres 50,000 - 99,999</b>								
Belleville	23	15	0	0	0	0	0	0
Chatham-Kent	10	0	0	0	0	0	0	27
Cornwall	0	0	0	0	0	0	8	21
Kawartha Lakes	0	0	0	0	0	0	0	0
Norfolk	5	0	0	0	0	0	0	0
North Bay	6	0	0	0	0	0	8	0
Sarnia	0	6	4	0	0	0	0	0
Sault Ste. Marie	9	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**Ontario Region**  
**January - June 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
<b>Centres 10,000 - 49,999</b>								
Bracebridge	6	9	0	0	0	0	0	0
Brighton MU	0	n/a	0	n/a	0	n/a	0	n/a
Brock Tp	0	n/a	0	n/a	0	n/a	0	n/a
Brockville	23	0	0	0	0	0	0	0
Centre Wellington	8	9	0	0	49	0	0	0
Cobourg	4	24	0	0	4	0	0	0
Collingwood	8	10	0	0	0	171	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex T	0	n/a	0	n/a	0	n/a	0	n/a
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	0	0	8	0	0	0	0
Haldimand County CY	22	0	0	0	0	3	0	0
Hunstville	0	0	0	0	0	0	0	0
Ingersoll	13	0	0	0	0	0	0	0
Kenora	4	0	0	0	0	0	0	0
Kincardine MU	0	n/a	0	n/a	0	n/a	0	n/a
Lambton Shores	0	0	0	0	0	0	49	0
Leamington	11	4	0	0	2	0	0	0
Meaford	0	4	0	0	0	0	0	0
Midland	0	0	0	0	0	0	0	0
Mississippi Mills	17	0	0	0	0	0	0	0
North Grenville MU	10	n/a	0	n/a	40	n/a	0	n/a
North Perth	0	0	0	0	4	0	0	0
Orillia	4	7	0	0	0	0	0	0
Owen Sound	0	0	0	0	0	0	0	0
Petawawa	6	0	0	4	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	4	0	0	0	0	0	0	0
Scugog Tp	0	n/a	0	n/a	0	n/a	0	n/a
Stratford	20	6	0	0	2	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation M	10	6	0	n/a	1	n/a	0	n/a
Tillsonburg	6	4	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	0	0
Wasaga Beach	13	66	0	0	0	36	0	0
West Grey MU	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	6
Woodstock	21	4	0	0	0	0	0	4
<b>Total Ontario (10,000+)</b>	<b>5,143</b>	<b>3,659</b>	<b>103</b>	<b>63</b>	<b>17,144</b>	<b>12,605</b>	<b>2,280</b>	<b>1,623</b>

Source: CMHC (Starts and Completions Survey)



**Table 2.4: Starts by Submarket and by Intended Market****Ontario Region  
Second Quarter 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011
<b>Centres 100,000+</b>								
Barrie	122	103	64	265	0	0	186	368
Brantford	106	97	10	14	4	0	120	111
Greater Sudbury	114	138	0	0	14	17	128	164
Guelph	134	124	29	39	6	4	169	167
Hamilton	635	505	298	117	84	59	1,017	681
Kingston	128	168	0	0	0	4	128	176
Kitchener	392	394	130	90	60	173	582	657
London	374	344	361	64	39	32	774	440
Oshawa	411	495	128	64	0	8	539	567
Ottawa	828	1,141	1,662	163	174	9	2,664	1,318
Peterborough	45	104	13	13	0	0	58	117
St. Catharines-Niagara	228	263	40	9	7	65	275	337
Thunder Bay	82	57	0	24	0	10	83	91
Toronto	4,434	4,169	7,411	6,833	891	240	12,736	11,242
Windsor	188	145	20	21	3	20	211	186
<b>Centres 50,000 - 99,999</b>								
Belleville	88	84	0	0	0	0	88	84
Chatham-Kent	55	18	0	0	0	0	55	18
Cornwall	34	15	0	0	8	21	42	36
Kawartha Lakes	55	28	0	0	0	0	55	28
Norfolk	41	64	5	0	0	0	46	64
North Bay	22	12	0	0	4	0	26	12
Sarnia	40	46	0	0	0	0	40	46
Sault Ste. Marie	36	14	0	0	0	0	36	14

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**  
**Ontario Region**  
**Second Quarter 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011
<b>Centres 10,000 - 49,999</b>								
Bracebridge	5	7	6	0	0	0	11	7
Brighton MU	25	29	0	n/a	0	n/a	25	29
Brock Tp	2	4	0	n/a	0	n/a	2	4
Brockville	20	15	0	0	0	0	20	15
Centre Wellington	35	25	49	0	0	0	84	25
Cobourg	18	40	0	4	0	0	18	44
Collingwood	54	41	8	181	0	0	62	222
Elliot Lake	2	0	0	0	0	0	2	0
Erin	11	10	0	0	0	0	11	10
Essex T	19	5	0	n/a	0	n/a	19	5
Gravenhurst	3	8	0	0	0	0	3	8
Greater Napanee	21	3	0	0	0	0	21	3
Haldimand County CY	32	30	0	0	0	0	32	30
Huntsville	11	7	0	0	0	0	11	7
Ingersoll	23	0	0	0	0	0	23	0
Kenora	21	3	0	0	0	0	21	3
Kincardine MU	0	10	0	n/a	0	n/a	0	10
Lambton Shores	12	0	0	0	0	0	12	0
Leamington	34	11	0	0	0	0	34	11
Meaford	1	5	0	4	0	0	1	9
Midland	18	13	0	0	0	0	18	13
Mississippi Mills	7	17	0	0	0	0	7	17
North Grenville MU	0	n/a	0	n/a	0	n/a	0	n/a
North Perth	25	0	0	0	0	0	25	0
Orillia	33	5	0	3	0	0	33	8
Owen Sound	8	22	0	0	0	0	8	22
Petawawa	43	32	0	0	0	4	43	40
Port Hope	8	4	0	0	0	0	8	4
Prince Edward County	5	14	0	0	0	0	5	14
Saugeen Shores	0	19	0	0	0	0	0	19
Scugog Tp	7	6	0	n/a	0	n/a	7	6
Stratford	17	25	0	0	0	0	17	25
Temiskaming Shores	8	3	0	0	0	0	8	3
The Nation M	43	21	0	n/a	0	n/a	43	21
Tillsonburg	14	4	0	0	0	0	14	4
Timmins	9	7	0	0	0	0	9	7
Trent Hills	11	14	0	0	0	0	11	14
Wasaga Beach	40	67	6	76	0	0	46	143
West Grey MU	15	16	0	0	0	0	15	16
West Nipissing	0	19	0	0	0	6	0	25
Woodstock	77	49	0	0	0	4	77	53
<b>Total Ontario (10,000+)</b>	<b>9,342</b>	<b>9,150</b>	<b>10,240</b>	<b>7,984</b>	<b>1,294</b>	<b>680</b>	<b>20,877</b>	<b>17,836</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.5: Starts by Submarket and by Intended Market**  
**Ontario Region**  
**January - June 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
<b>Centres 100,000+</b>								
Barrie	184	144	88	275	2	2	274	421
Brantford	163	136	14	19	4	0	181	155
Greater Sudbury	127	153	0	0	14	17	141	179
Guelph	228	191	57	78	6	92	291	361
Hamilton	1,172	775	479	129	108	71	1,759	975
Kingston	257	258	0	0	30	194	287	456
Kitchener	675	689	712	217	448	226	1,835	1,132
London	591	517	401	280	39	32	1,031	829
Oshawa	663	703	240	64	139	16	1,042	783
Ottawa	1,592	1,885	2,001	514	205	10	3,798	2,414
Peterborough	83	137	22	16	0	0	105	153
St. Catharines-Niagara	372	428	47	18	8	69	427	515
Thunder Bay	86	65	0	24	0	10	87	99
Toronto	8,226	7,611	13,867	11,137	1,325	871	23,418	19,619
Windsor	267	216	57	29	3	20	327	265
<b>Centres 50,000 - 99,999</b>								
Belleville	111	121	0	0	0	0	111	121
Chatham-Kent	65	28	0	0	0	27	65	55
Cornwall	39	17	0	0	8	21	47	38
Kawartha Lakes	76	53	0	0	0	0	76	53
Norfolk	70	102	5	0	0	0	75	102
North Bay	35	16	0	0	8	0	43	16
Sarnia	49	66	1	0	4	0	54	66
Sault Ste. Marie	50	25	0	0	0	0	50	25

Source: CMHC (Starts and Completions Survey)

**Table 2.5: Starts by Submarket and by Intended Market**  
**Ontario Region**  
**January - June 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
<b>Centres 10,000 - 49,999</b>								
Bracebridge	13	11	6	9	0	0	19	20
Brighton MU	33	42	0	n/a	0	n/a	33	42
Brock Tp	2	4	0	n/a	0	n/a	2	4
Brockville	47	18	0	0	0	0	47	18
Centre Wellington	46	40	49	0	0	0	95	40
Cobourg	35	47	9	4	0	0	44	51
Collingwood	77	76	8	181	0	0	85	257
Elliot Lake	2	1	0	0	0	0	2	1
Erin	17	10	0	0	0	0	17	10
Essex T	22	8	0	n/a	0	n/a	22	8
Gravenhurst	9	11	0	0	0	0	9	11
Greater Napanee	30	3	0	0	0	8	30	11
Haldimand County CY	42	35	16	0	0	0	58	35
Hunstville	15	11	0	0	0	0	15	11
Ingersoll	29	3	0	0	0	0	29	3
Kenora	21	9	0	0	0	0	21	9
Kincardine MU	0	10	0	n/a	0	n/a	0	10
Lambton Shores	18	0	0	0	49	0	67	0
Leamington	53	16	0	0	0	0	53	16
Meaford	5	5	0	4	0	0	5	9
Midland	21	18	0	0	0	0	21	18
Mississippi Mills	28	19	0	0	0	0	28	19
North Grenville MU	63	22	40	n/a	0	n/a	103	22
North Perth	30	0	0	0	0	0	30	0
Orillia	45	10	0	9	0	0	45	19
Owen Sound	13	29	0	0	0	0	13	29
Petawawa	46	32	0	0	0	4	46	40
Port Hope	14	6	0	0	0	0	14	6
Prince Edward County	9	22	0	0	0	0	9	22
Saugeen Shores	17	19	0	0	0	0	17	19
Scugog Tp	8	9	0	n/a	0	n/a	8	9
Stratford	48	28	0	0	0	0	48	28
Temiskaming Shores	8	3	0	0	0	0	8	3
The Nation M	57	61	0	n/a	0	1	57	62
Tillsonburg	23	12	6	0	0	0	29	12
Timmins	17	12	0	0	0	0	17	12
Trent Hills	14	21	0	0	0	0	14	21
Wasaga Beach	69	103	6	103	0	0	75	206
West Grey MU	21	24	0	0	0	0	21	24
West Nipissing	3	19	0	0	0	6	3	25
Woodstock	114	77	0	0	0	4	114	81
<b>Total Ontario (10,000+)</b>	<b>16,390</b>	<b>15,256</b>	<b>18,131</b>	<b>13,110</b>	<b>2,400</b>	<b>1,705</b>	<b>36,922</b>	<b>30,093</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**Ontario Region**  
**Second Quarter 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	% Change
Centres 100,000+											
Barrie	59	102	0	0	12	72	2	93	73	267	-72.7
Brantford	66	67	0	4	31	24	17	0	114	95	20.0
Greater Sudbury	52	67	10	0	12	0	6	40	80	107	-25.2
Guelph	64	60	14	8	10	32	90	0	178	100	78.0
Hamilton	301	381	24	50	188	126	277	63	790	620	27.4
Kingston	86	142	10	6	4	34	0	0	100	182	-45.1
Kitchener	240	239	18	6	103	78	24	154	385	477	-19.3
London	270	275	10	0	34	47	30	364	344	686	-49.9
Oshawa	341	340	0	22	125	141	12	26	478	529	-9.6
Ottawa	485	555	86	70	337	471	154	218	1,062	1,314	-19.2
Peterborough	34	44	0	0	0	48	16	0	50	92	-45.7
St. Catharines-Niagara	162	151	10	8	68	108	0	0	240	267	-10.1
Thunder Bay	24	34	4	0	0	0	0	0	28	34	-17.6
Toronto	2,987	2,215	472	410	1,145	1,054	3,172	6,632	7,776	10,311	-24.6
Windsor	139	95	66	10	40	33	4	50	249	188	32.4
Centres 50,000 - 99,999											
Belleville	37	44	0	2	21	0	0	0	58	46	26.1
Chatham-Kent	23	17	4	2	0	0	0	0	27	19	42.1
Cornwall	22	18	2	0	0	0	0	0	24	18	33.3
Kawartha Lakes	85	60	0	0	0	3	0	70	85	133	-36.1
Norfolk	22	26	4	8	0	0	0	0	26	34	-23.5
North Bay	22	28	4	2	3	0	2	0	31	30	3.3
Sarnia	24	38	0	0	0	0	0	0	24	38	-36.8
Sault Ste. Marie	32	16	0	0	0	0	0	0	32	16	100.0

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**Ontario Region**  
**Second Quarter 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	%
											Change
Centres 10,000 - 49,999											
Bracebridge	5	4	0	0	0	0	0	0	5	4	25.0
Brighton MU	8	13	0	n/a	0	n/a	0	n/a	8	13	-38.5
Brock Tp	4	3	0	n/a	0	n/a	0	n/a	4	3	33.3
Brockville	14	5	2	0	0	0	0	0	16	5	*
Centre Wellington	18	12	6	2	4	0	53	54	81	68	19.1
Cobourg	14	14	0	0	16	26	4	0	34	40	-15.0
Collingwood	39	38	0	4	5	0	0	0	44	42	4.8
Elliot Lake	1	1	0	0	0	0	0	0	1	1	0.0
Erin	11	5	0	0	0	0	0	0	11	5	120.0
Essex T	5	8	0	n/a	0	n/a	0	n/a	5	8	-37.5
Gravenhurst	3	5	0	0	0	0	0	0	3	5	-40.0
Greater Napanee	13	0	0	0	0	0	0	0	13	0	n/a
Haldimand County CY	24	17	6	4	0	3	0	0	30	24	25.0
Huntsville	14	7	0	0	0	25	0	0	14	32	-56.3
Ingersoll	6	2	0	0	0	0	0	0	6	2	200.0
Kenora	5	6	0	0	0	0	0	10	5	16	-68.8
Kincardine MU	1	6	0	n/a	0	n/a	0	n/a	1	6	-83.3
Lambton Shores	8	0	0	0	0	0	0	0	8	0	n/a
Leamington	14	9	4	0	0	0	0	0	18	9	100.0
Meaford	4	4	0	0	0	0	0	0	4	4	0.0
Midland	11	13	0	0	0	0	0	0	11	13	-15.4
Mississippi Mills	7	4	0	0	6	0	0	0	13	4	**
North Grenville MU	29	16	0	n/a	0	n/a	0	n/a	29	16	81.3
North Perth	7	5	0	0	0	0	0	0	7	5	40.0
Orillia	18	12	0	0	0	0	0	49	18	61	-70.5
Owen Sound	10	10	0	0	0	0	0	0	10	10	0.0
Petawawa	15	15	0	0	23	0	8	5	46	20	130.0
Port Hope	5	3	0	2	0	0	0	0	5	5	0.0
Prince Edward County	10	12	0	0	0	0	0	0	10	12	-16.7
Saugeen Shores	12	14	0	0	0	0	0	0	12	14	-14.3
Scugog Tp	5	1	0	n/a	0	n/a	0	n/a	5	1	**
Stratford	9	2	8	0	14	0	2	0	33	2	**
Temiskaming Shores	4	2	0	0	0	0	0	0	4	2	100.0
The Nation M	17	19	10	6	0	n/a	0	n/a	27	25	8.0
Tillsonburg	11	7	0	0	0	0	0	0	11	7	57.1
Timmins	12	3	0	0	0	0	0	0	12	3	**
Trent Hills	13	9	0	0	0	0	0	0	13	9	44.4
Wasaga Beach	22	54	0	0	4	6	0	0	26	60	-56.7
West Grey MU	16	6	0	0	0	0	0	0	16	6	166.7
West Nipissing	5	3	2	0	0	0	0	4	7	7	0.0
Woodstock	41	39	0	6	4	0	0	0	45	45	0.0
Total Ontario (10,000+)	6,070	5,429	780	634	2,221	2,331	3,873	7,832	12,944	16,226	-20.2

Source: CMHC (Starts and Completions Survey)



**Table 3.1: Completions by Submarket and by Dwelling Type****Ontario Region  
January - June 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
<b>Centres 100,000+</b>											
Barrie	113	195	0	0	43	106	2	95	158	396	-60.1
Brantford	111	130	0	4	53	36	17	0	181	170	6.5
Greater Sudbury	118	129	18	0	30	42	24	82	190	253	-24.9
Guelph	105	126	26	14	31	66	106	53	268	259	3.5
Hamilton	571	720	28	74	481	315	277	63	1,357	1,172	15.8
Kingston	194	243	16	14	33	38	56	0	299	295	1.4
Kitchener	480	501	26	16	134	211	185	291	825	1,019	-19.0
London	535	530	12	4	44	70	37	528	628	1,132	-44.5
Oshawa	588	539	0	24	239	206	14	26	841	795	5.8
Ottawa	861	1,015	160	156	713	1,011	920	663	2,654	2,845	-6.7
Peterborough	79	87	2	0	16	75	16	0	113	162	-30.2
St. Catharines-Niagara	298	309	18	20	107	124	80	0	503	453	11.0
Thunder Bay	73	81	4	0	4	0	8	4	89	85	4.7
Toronto	5,603	4,154	1,020	702	2,036	2,006	7,791	10,895	16,450	17,757	-7.4
Windsor	237	161	72	14	63	50	16	52	388	277	40.1
<b>Centres 50,000 - 99,999</b>											
Belleville	77	80	0	2	21	8	0	40	98	130	-24.6
Chatham-Kent	38	34	4	6	0	3	0	0	42	43	-2.3
Cornwall	35	34	2	6	0	0	0	0	37	40	-7.5
Kawartha Lakes	105	92	0	0	0	3	0	70	105	165	-36.4
Norfolk	77	70	4	12	0	0	0	0	81	82	-1.2
North Bay	53	42	4	8	3	0	6	0	66	50	32.0
Sarnia	63	65	2	2	6	4	0	0	71	71	0.0
Sault Ste. Marie	59	38	0	4	4	0	16	0	79	42	88.1

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type

**Ontario Region**  
**January - June 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
<b>Centres 10,000 - 49,999</b>											
Bracebridge	14	10	4	0	0	9	0	27	18	46	-60.9
Brighton MU	20	21	0	n/a	0	n/a	0	n/a	20	21	-4.8
Brock Tp	5	4	0	n/a	0	n/a	0	n/a	5	4	25.0
Brockville	22	21	2	0	0	12	0	0	24	33	-27.3
Centre Wellington	34	33	6	2	9	0	53	54	102	89	14.6
Cobourg	29	20	0	2	27	26	4	0	60	48	25.0
Collingwood	68	68	0	10	5	10	0	38	73	126	-42.1
Elliot Lake	3	3	0	0	0	0	0	0	3	3	0.0
Erin	22	5	2	0	0	0	0	0	24	5	**
Essex T	11	12	0	n/a	0	n/a	0	n/a	11	12	-8.3
Gravenhurst	7	7	0	0	0	0	0	0	7	7	0.0
Greater Napanee	18	6	0	0	0	0	0	0	18	6	200.0
Haldimand County CY	36	32	6	8	11	3	0	0	53	43	23.3
Hunstville	28	23	0	0	0	25	0	0	28	48	-41.7
Ingersoll	15	8	0	0	0	0	0	0	15	8	87.5
Kenora	6	16	0	0	0	0	0	10	6	26	-76.9
Kincardine MU	5	11	0	n/a	0	n/a	0	n/a	5	11	-54.5
Lambton Shores	8	0	0	0	0	0	0	0	8	0	n/a
Leamington	38	25	12	0	6	0	2	0	58	25	132.0
Meaford	12	8	0	0	0	6	0	0	12	14	-14.3
Midland	21	36	0	0	0	0	0	2	21	38	-44.7
Mississippi Mills	22	25	0	2	6	0	0	0	28	27	3.7
North Grenville MU	61	61	0	n/a	0	n/a	0	n/a	61	61	0.0
North Perth	14	10	0	0	0	0	0	0	14	10	40.0
Orillia	42	30	4	0	4	19	3	152	53	201	-73.6
Owen Sound	21	26	0	0	0	0	0	0	21	26	-19.2
Petawawa	37	41	2	2	33	21	8	5	80	69	15.9
Port Hope	11	12	0	4	0	0	0	0	11	16	-31.3
Prince Edward County	23	20	0	0	0	0	0	0	23	20	15.0
Saugeen Shores	36	28	0	0	0	0	0	0	36	28	28.6
Scugog Tp	6	6	0	n/a	0	n/a	0	n/a	6	6	0.0
Stratford	13	13	10	2	14	14	2	0	39	29	34.5
Temiskaming Shores	7	3	0	0	0	0	0	0	7	3	133.3
The Nation M	46	45	22	14	12	4	0	11	80	74	8.1
Tillsonburg	19	18	0	0	0	0	0	0	19	18	5.6
Timmins	20	11	0	0	0	0	0	0	20	11	81.8
Trent Hills	16	13	0	0	0	0	0	0	16	13	23.1
Wasaga Beach	62	89	0	0	46	6	36	0	144	95	51.6
West Grey MU	25	14	0	0	0	0	0	0	25	14	78.6
West Nipissing	17	13	2	0	0	0	4	4	23	17	35.3
Woodstock	84	72	2	8	18	8	0	0	104	88	18.2
<b>Total Ontario (10,000+)</b>	<b>11,491</b>	<b>10,315</b>	<b>1,496</b>	<b>1,142</b>	<b>4,264</b>	<b>4,537</b>	<b>9,683</b>	<b>13,165</b>	<b>26,934</b>	<b>29,159</b>	<b>-7.6</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**  
**Ontario Region**  
**Second Quarter 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011
<b>Centres 100,000+</b>								
Barrie	12	72	0	0	0	62	2	31
Brantford	14	24	17	0	0	0	17	0
Greater Sudbury	0	0	12	0	2	2	4	38
Guelph	10	32	0	0	6	0	84	0
Hamilton	188	126	0	0	62	0	215	63
Kingston	4	28	0	6	0	0	0	0
Kitchener	103	67	0	11	0	115	24	39
London	25	40	9	7	0	244	30	120
Oshawa	117	141	8	0	0	6	12	20
Ottawa	337	471	0	0	76	196	78	22
Peterborough	0	48	0	0	0	0	16	0
St. Catharines-Niagara	68	100	0	8	0	0	0	0
Thunder Bay	0	0	0	0	0	0	0	0
Toronto	1,141	1,054	4	0	2,787	6,543	385	60
Windsor	34	30	6	3	0	46	4	4
<b>Centres 50,000 - 99,999</b>								
Belleville	21	0	0	0	0	0	0	0
Chatham-Kent	0	0	0	0	0	0	0	0
Cornwall	0	0	0	0	0	0	0	0
Kawartha Lakes	0	3	0	0	0	0	0	70
Norfolk	0	0	0	0	0	0	0	0
North Bay	3	0	0	0	0	0	2	0
Sarnia	0	0	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**  
**Ontario Region**  
**Second Quarter 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011
<b>Centres 10,000 - 49,999</b>								
Bracebridge	0	0	0	0	0	0	0	0
Brighton MU	0	n/a	0	n/a	0	n/a	0	n/a
Brock Tp	0	n/a	0	n/a	0	n/a	0	n/a
Brockville	0	0	0	0	0	0	0	0
Centre Wellington	4	0	0	0	53	54	0	0
Cobourg	16	26	0	0	4	0	0	0
Collingwood	5	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex T	0	n/a	0	n/a	0	n/a	0	n/a
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County CY	0	3	0	0	0	0	0	0
Hunsville	0	0	0	25	0	0	0	0
Ingersoll	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	10	0	0
Kincardine MU	0	n/a	0	n/a	0	n/a	0	n/a
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	0	0	0	0	0	0	0	0
Meaford	0	0	0	0	0	0	0	0
Midland	0	0	0	0	0	0	0	0
Mississippi Mills	6	0	0	0	0	0	0	0
North Grenville MU	0	n/a	0	n/a	0	n/a	0	n/a
North Perth	0	0	0	0	0	0	0	0
Orillia	0	0	0	0	0	49	0	0
Owen Sound	0	0	0	0	0	0	0	0
Petawawa	23	0	0	0	0	0	8	5
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	0	0	0	0	0	0	0	0
Scugog Tp	0	n/a	0	n/a	0	n/a	0	n/a
Stratford	14	0	0	0	2	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation M	0	n/a	0	n/a	0	n/a	0	n/a
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	0	0
Wasaga Beach	4	6	0	0	0	0	0	0
West Grey MU	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	4
Woodstock	4	0	0	0	0	0	0	0
<b>Total Ontario (10,000+)</b>	<b>2,165</b>	<b>2,271</b>	<b>56</b>	<b>60</b>	<b>2,992</b>	<b>7,327</b>	<b>881</b>	<b>476</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**  
**Ontario Region**  
**January - June 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
<b>Centres 100,000+</b>								
Barrie	43	106	0	0	0	62	2	33
Brantford	32	24	21	12	0	0	17	0
Greater Sudbury	0	0	30	42	2	2	22	80
Guelph	31	66	0	0	22	52	84	1
Hamilton	481	315	0	0	62	0	215	63
Kingston	33	32	0	6	0	0	56	0
Kitchener	134	200	0	11	129	115	56	176
London	35	63	9	7	0	244	37	284
Oshawa	193	206	46	0	0	6	14	20
Ottawa	713	1,008	0	3	694	586	226	77
Peterborough	16	75	0	0	0	0	16	0
St. Catharines-Niagara	107	113	0	11	0	0	80	0
Thunder Bay	0	0	4	0	0	0	8	4
Toronto	2,028	1,994	8	12	5,906	10,272	1,885	594
Windsor	57	47	6	3	0	48	16	4
<b>Centres 50,000 - 99,999</b>								
Belleville	21	8	0	0	0	0	0	40
Chatham-Kent	0	3	0	0	0	0	0	0
Cornwall	0	0	0	0	0	0	0	0
Kawartha Lakes	0	3	0	0	0	0	0	70
Norfolk	0	0	0	0	0	0	0	0
North Bay	3	0	0	0	0	0	6	0
Sarnia	6	4	0	0	0	0	0	0
Sault Ste. Marie	0	0	4	0	0	0	16	0

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market****Ontario Region  
January - June 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
<b>Centres 10,000 - 49,999</b>								
Bracebridge	0	9	0	0	0	27	0	0
Brighton MU	0	n/a	0	n/a	0	n/a	0	n/a
Brock Tp	0	n/a	0	n/a	0	n/a	0	n/a
Brockville	0	12	0	0	0	0	0	0
Centre Wellington	9	0	0	0	53	54	0	0
Cobourg	27	26	0	0	4	0	0	0
Collingwood	5	10	0	0	0	38	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex T	0	n/a	0	n/a	0	n/a	0	n/a
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County CY	11	3	0	0	0	0	0	0
Hunstville	0	0	0	25	0	0	0	0
Ingersoll	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	10	0	0
Kincardine MU	0	n/a	0	n/a	0	n/a	0	n/a
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	6	0	0	0	2	0	0	0
Meaford	0	6	0	0	0	0	0	0
Midland	0	0	0	0	0	0	0	2
Mississippi Mills	6	0	0	0	0	0	0	0
North Grenville MU	0	n/a	0	n/a	0	n/a	0	n/a
North Perth	0	0	0	0	0	0	0	0
Orillia	4	19	0	0	0	49	3	103
Owen Sound	0	0	0	0	0	0	0	0
Petawawa	33	16	0	5	0	0	8	5
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	0	0	0	0	0	0	0	0
Scugog Tp	0	n/a	0	n/a	0	n/a	0	n/a
Stratford	14	14	0	0	2	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation M	12	n/a	0	4	0	11	0	n/a
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	0	0
Wasaga Beach	46	6	0	0	36	0	0	0
West Grey MU	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	4	4
Woodstock	18	8	0	0	0	0	0	0
<b>Total Ontario (10,000+)</b>	<b>4,136</b>	<b>4,396</b>	<b>128</b>	<b>141</b>	<b>6,912</b>	<b>11,576</b>	<b>2,771</b>	<b>1,560</b>

Source: CMHC (Starts and Completions Survey)



**Table 3.4: Completions by Submarket and by Intended Market**  
**Ontario Region**  
**Second Quarter 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011
<b>Centres 100,000+</b>								
Barrie	71	119	0	117	2	31	73	267
Brantford	66	71	14	24	34	0	114	95
Greater Sudbury	64	69	0	0	16	38	80	107
Guelph	85	82	9	17	84	1	178	100
Hamilton	440	510	133	47	217	63	790	620
Kingston	98	176	0	0	2	6	100	182
Kitchener	301	277	56	150	28	50	385	477
London	256	246	49	312	39	128	344	686
Oshawa	421	428	35	81	22	20	478	529
Ottawa	906	1,096	76	196	80	22	1,062	1,314
Peterborough	34	71	0	21	16	0	50	92
St. Catharines-Niagara	212	217	19	39	9	11	240	267
Thunder Bay	24	34	0	0	4	0	28	34
Toronto	4,259	3,393	3,128	6,829	389	60	7,776	10,311
Windsor	158	110	26	71	65	7	249	188
<b>Centres 50,000 - 99,999</b>								
Belleville	58	46	0	0	0	0	58	46
Chatham-Kent	25	19	0	0	2	0	27	19
Cornwall	24	18	0	0	0	0	24	18
Kawartha Lakes	85	63	0	0	0	70	85	133
Norfolk	26	34	0	0	0	0	26	34
North Bay	27	30	0	0	4	0	31	30
Sarnia	23	38	1	0	0	0	24	38
Sault Ste. Marie	32	16	0	0	0	0	32	16

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**  
**Ontario Region**  
**Second Quarter 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011
<b>Centres 10,000 - 49,999</b>								
Bracebridge	5	4	0	0	0	0	5	4
Brighton MU	8	13	0	n/a	0	n/a	8	13
Brock Tp	4	3	0	n/a	0	n/a	4	3
Brockville	16	5	0	0	0	0	16	5
Centre Wellington	28	14	53	54	0	0	81	68
Cobourg	21	32	13	8	0	0	34	40
Collingwood	39	42	5	0	0	0	44	42
Elliot Lake	1	1	0	0	0	0	1	1
Erin	11	5	0	0	0	0	11	5
Essex T	5	8	0	n/a	0	n/a	5	8
Gravenhurst	3	5	0	0	0	0	3	5
Greater Napanee	13	0	0	0	0	0	13	0
Haldimand County CY	30	24	0	0	0	0	30	24
Huntsville	14	7	0	0	0	25	14	32
Ingersoll	6	2	0	0	0	0	6	2
Kenora	5	6	0	10	0	0	5	16
Kincardine MU	1	6	0	n/a	0	n/a	1	6
Lambton Shores	8	0	0	0	0	0	8	0
Leamington	18	9	0	0	0	0	18	9
Meaford	4	4	0	0	0	0	4	4
Midland	11	13	0	0	0	0	11	13
Mississippi Mills	13	4	0	0	0	0	13	4
North Grenville MU	29	16	0	n/a	0	n/a	29	16
North Perth	7	5	0	0	0	0	7	5
Orillia	18	11	0	50	0	0	18	61
Owen Sound	10	9	0	1	0	0	10	10
Petawawa	38	15	0	0	8	5	46	20
Port Hope	5	5	0	0	0	0	5	5
Prince Edward County	10	12	0	0	0	0	10	12
Saugeen Shores	12	14	0	0	0	0	12	14
Scugog Tp	5	1	0	n/a	0	n/a	5	1
Stratford	33	2	0	0	0	0	33	2
Temiskaming Shores	4	2	0	0	0	0	4	2
The Nation M	27	24	0	n/a	0	1	27	25
Tillsonburg	11	7	0	0	0	0	11	7
Timmins	12	3	0	0	0	0	12	3
Trent Hills	13	9	0	0	0	0	13	9
Wasaga Beach	26	54	0	6	0	0	26	60
West Grey MU	16	6	0	0	0	0	16	6
West Nipissing	7	3	0	0	0	4	7	7
Woodstock	45	45	0	0	0	0	45	45
<b>Total Ontario (10,000+)</b>	<b>8,306</b>	<b>7,622</b>	<b>3,617</b>	<b>8,033</b>	<b>1,021</b>	<b>542</b>	<b>12,944</b>	<b>16,226</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.5: Completions by Submarket and by Intended Market**  
**Ontario Region**  
**January - June 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
<b>Centres 100,000+</b>								
Barrie	156	236	0	127	2	33	158	396
Brantford	116	134	27	24	38	12	181	170
Greater Sudbury	138	131	0	0	52	122	190	253
Guelph	143	160	41	97	84	2	268	259
Hamilton	928	1,042	212	67	217	63	1,357	1,172
Kingston	241	289	0	0	58	6	299	295
Kitchener	561	612	204	220	60	187	825	1,019
London	501	493	79	345	48	294	628	1,132
Oshawa	731	673	48	102	62	20	841	795
Ottawa	1,730	2,161	694	602	230	82	2,654	2,845
Peterborough	94	134	3	28	16	0	113	162
St. Catharines-Niagara	379	392	31	44	93	17	503	453
Thunder Bay	73	79	0	0	16	6	89	85
Toronto	8,212	6,254	6,345	10,868	1,893	606	16,450	17,757
Windsor	260	185	51	85	77	7	388	277
<b>Centres 50,000 - 99,999</b>								
Belleville	98	90	0	0	0	40	98	130
Chatham-Kent	40	43	0	0	2	0	42	43
Cornwall	37	40	0	0	0	0	37	40
Kawartha Lakes	105	95	0	0	0	70	105	165
Norfolk	80	82	1	0	0	0	81	82
North Bay	58	50	0	0	8	0	66	50
Sarnia	70	69	1	2	0	0	71	71
Sault Ste. Marie	59	42	0	0	20	0	79	42

Source: CMHC (Starts and Completions Survey)

**Table 3.5: Completions by Submarket and by Intended Market**  
**Ontario Region**  
**January - June 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
<b>Centres 10,000 - 49,999</b>								
Bracebridge	18	10	0	36	0	0	18	46
Brighton MU	20	21	0	n/a	0	n/a	20	21
Brock Tp	5	4	0	n/a	0	n/a	5	4
Brockville	24	33	0	0	0	0	24	33
Centre Wellington	49	35	53	54	0	0	102	89
Cobourg	43	40	17	8	0	0	60	48
Collingwood	68	78	5	48	0	0	73	126
Elliot Lake	3	3	0	0	0	0	3	3
Erin	24	5	0	0	0	0	24	5
Essex T	11	12	0	n/a	0	n/a	11	12
Gravenhurst	7	7	0	0	0	0	7	7
Greater Napanee	18	6	0	0	0	0	18	6
Haldimand County CY	53	43	0	0	0	0	53	43
Hunstville	28	23	0	0	0	25	28	48
Ingersoll	15	8	0	0	0	0	15	8
Kenora	6	16	0	10	0	0	6	26
Kincardine MU	5	11	0	n/a	0	n/a	5	11
Lambton Shores	8	0	0	0	0	0	8	0
Leamington	58	25	0	0	0	0	58	25
Meaford	12	8	0	6	0	0	12	14
Midland	21	36	0	0	0	2	21	38
Mississippi Mills	28	27	0	0	0	0	28	27
North Grenville MU	61	61	0	n/a	0	n/a	61	61
North Perth	14	10	0	0	0	0	14	10
Orillia	50	36	0	62	3	103	53	201
Owen Sound	21	23	0	3	0	0	21	26
Petawawa	72	59	0	0	8	10	80	69
Port Hope	11	16	0	0	0	0	11	16
Prince Edward County	23	20	0	0	0	0	23	20
Saugeen Shores	36	28	0	0	0	0	36	28
Scugog Tp	6	6	0	n/a	0	n/a	6	6
Stratford	39	29	0	0	0	0	39	29
Temiskaming Shores	7	3	0	0	0	0	7	3
The Nation M	80	58	0	11	0	5	80	74
Tillsonburg	19	18	0	0	0	0	19	18
Timmins	20	11	0	0	0	0	20	11
Trent Hills	16	13	0	0	0	0	16	13
Wasaga Beach	105	89	39	6	0	0	144	95
West Grey MU	25	14	0	0	0	0	25	14
West Nipissing	19	13	0	0	4	4	23	17
Woodstock	104	88	0	0	0	0	104	88
<b>Total Ontario (10,000+)</b>	<b>16,092</b>	<b>14,559</b>	<b>7,851</b>	<b>12,855</b>	<b>2,991</b>	<b>1,716</b>	<b>26,934</b>	<b>29,159</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region**  
**Second Quarter 2012**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$175,000		\$175,000 - \$199,999		\$200,000 - \$299,999		\$300,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Belleville													
Q2 2012	0	0.0	0	0.0	15	57.7	11	42.3	0	0.0	26	287,400	306,558
Q2 2011	0	0.0	0	0.0	16	43.2	21	56.8	0	0.0	37	311,900	307,768
Year-to-date 2012	0	0.0	0	0.0	25	52.1	22	45.8	1	2.1	48	299,400	317,327
Year-to-date 2011	0	0.0	0	0.0	27	45.0	33	55.0	0	0.0	60	314,900	304,325
Chatham-Kent													
Q2 2012	0	0.0	7	36.8	6	31.6	6	31.6	0	0.0	19	239,000	269,737
Q2 2011	2	11.1	5	27.8	5	27.8	5	27.8	1	5.6	18	249,000	275,378
Year-to-date 2012	0	0.0	11	32.4	9	26.5	14	41.2	0	0.0	34	249,000	285,779
Year-to-date 2011	4	12.5	5	15.6	12	37.5	10	31.3	1	3.1	32	279,000	282,675
Cornwall													
Q2 2012	0	0.0	2	25.0	2	25.0	4	50.0	0	0.0	8	—	—
Q2 2011	0	0.0	1	16.7	2	33.3	3	50.0	0	0.0	6	—	—
Year-to-date 2012	0	0.0	2	18.2	4	36.4	5	45.5	0	0.0	11	277,000	263,702
Year-to-date 2011	0	0.0	2	15.4	6	46.2	4	30.8	1	7.7	13	260,000	283,983
Kawartha Lakes													
Q2 2012	3	3.4	8	9.1	59	67.0	17	19.3	1	1.1	88	279,450	281,393
Q2 2011	0	0.0	1	1.6	25	40.3	32	51.6	4	6.5	62	339,450	354,741
Year-to-date 2012	4	3.7	10	9.3	74	68.5	19	17.6	1	0.9	108	269,945	275,577
Year-to-date 2011	0	0.0	2	2.1	47	50.0	39	41.5	6	6.4	94	289,945	341,793
Norfolk													
Q2 2012	0	0.0	0	0.0	10	58.8	6	35.3	1	5.9	17	290,000	346,047
Q2 2011	0	0.0	0	0.0	10	50.0	7	35.0	3	15.0	20	304,950	366,985
Year-to-date 2012	0	0.0	0	0.0	31	42.5	38	52.1	4	5.5	73	320,000	344,859
Year-to-date 2011	0	0.0	0	0.0	33	47.1	25	35.7	12	17.1	70	322,500	378,879
North Bay													
Q2 2012	0	0.0	0	0.0	3	37.5	4	50.0	1	12.5	8	—	—
Q2 2011	0	0.0	0	0.0	2	20.0	8	80.0	0	0.0	10	336,950	346,990
Year-to-date 2012	0	0.0	0	0.0	5	21.7	17	73.9	1	4.3	23	375,500	366,157
Year-to-date 2011	0	0.0	0	0.0	3	17.6	13	76.5	1	5.9	17	349,500	369,382
Sarnia													
Q2 2012	0	0.0	2	9.1	9	40.9	11	50.0	0	0.0	22	300,287	317,208
Q2 2011	1	2.9	3	8.8	14	41.2	16	47.1	0	0.0	34	287,450	306,900
Year-to-date 2012	1	1.7	2	3.4	31	53.4	23	39.7	1	1.7	58	290,000	312,470
Year-to-date 2011	1	1.8	5	8.9	26	46.4	24	42.9	0	0.0	56	280,499	306,762
Sault Ste. Marie													
Q2 2012	1	4.2	1	4.2	6	25.0	11	45.8	5	20.8	24	324,900	388,138
Q2 2011	0	0.0	0	0.0	4	80.0	0	0.0	1	20.0	5	—	—
Year-to-date 2012	1	2.8	1	2.8	10	27.8	17	47.2	7	19.4	36	352,450	390,853
Year-to-date 2011	0	0.0	0	0.0	7	50.0	3	21.4	4	28.6	14	297,450	377,764
Barrie CMA													
Q2 2012	0	0.0	0	0.0	7	11.1	45	71.4	11	17.5	63	369,990	433,203
Q2 2011	1	0.9	5	4.7	12	11.2	66	61.7	23	21.5	107	385,890	433,138
Year-to-date 2012	0	0.0	0	0.0	11	7.8	103	73.0	27	19.1	141	374,990	431,305
Year-to-date 2011	2	1.0	7	3.5	32	15.9	126	62.7	34	16.9	201	359,990	412,880

Source: CMHC (Market Absorption Survey)



**Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region  
Second Quarter 2012**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$175,000		\$175,000 - \$199,999		\$200,000 - \$299,999		\$300,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brantford CMA													
Q2 2012	0	0.0	0	0.0	16	22.2	33	45.8	23	31.9	72	350,000	425,918
Q2 2011	0	0.0	3	4.2	36	50.7	29	40.8	3	4.2	71	290,000	307,933
Year-to-date 2012	0	0.0	0	0.0	34	27.9	52	42.6	36	29.5	122	347,450	424,656
Year-to-date 2011	0	0.0	5	3.8	51	39.2	57	43.8	17	13.1	130	309,900	353,592
Greater Sudbury CMA													
Q2 2012	0	0.0	0	0.0	5	12.8	32	82.1	2	5.1	39	389,900	388,744
Q2 2011	0	0.0	0	0.0	7	18.4	30	78.9	1	2.6	38	369,899	366,502
Year-to-date 2012	0	0.0	0	0.0	12	17.4	50	72.5	7	10.1	69	369,900	383,966
Year-to-date 2011	0	0.0	0	0.0	8	11.6	60	87.0	1	1.4	69	369,897	370,413
Guelph CMA													
Q2 2012	0	0.0	0	0.0	0	0.0	56	84.8	10	15.2	66	393,887	416,854
Q2 2011	0	0.0	0	0.0	6	10.9	38	69.1	11	20.0	55	404,600	442,548
Year-to-date 2012	0	0.0	0	0.0	0	0.0	85	83.3	17	16.7	102	400,000	425,498
Year-to-date 2011	0	0.0	0	0.0	11	9.7	79	69.9	23	20.4	113	400,000	432,738
Hamilton CMA													
Q2 2012	0	0.0	0	0.0	6	2.1	159	55.4	122	42.5	287	484,990	540,888
Q2 2011	2	0.5	2	0.5	29	7.9	269	73.5	64	17.5	366	394,169	488,019
Year-to-date 2012	0	0.0	1	0.2	18	3.3	324	59.1	205	37.4	548	459,900	515,063
Year-to-date 2011	2	0.3	3	0.4	56	8.2	501	73.5	120	17.6	682	397,800	485,333
Kingston CMA													
Q2 2012	0	0.0	1	1.2	63	76.8	17	20.7	1	1.2	82	279,900	286,836
Q2 2011	0	0.0	0	0.0	69	82.1	14	16.7	1	1.2	84	279,900	308,216
Year-to-date 2012	0	0.0	1	0.6	120	74.5	36	22.4	4	2.5	161	282,000	290,560
Year-to-date 2011	0	0.0	0	0.0	119	86.2	18	13.0	1	0.7	138	265,650	289,139
Kitchener CMA													
Q2 2012	0	0.0	0	0.0	9	3.9	192	84.2	27	11.8	228	400,000	421,479
Q2 2011	0	0.0	0	0.0	37	16.0	184	79.7	10	4.3	231	350,000	373,028
Year-to-date 2012	0	0.0	0	0.0	22	5.1	349	81.0	60	13.9	431	400,000	423,393
Year-to-date 2011	0	0.0	0	0.0	93	19.3	356	74.0	32	6.7	481	340,990	375,949
London CMA													
Q2 2012	0	0.0	1	0.4	95	35.1	156	57.6	19	7.0	271	330,000	353,661
Q2 2011	3	1.2	5	2.1	85	35.0	122	50.2	28	11.5	243	322,000	346,930
Year-to-date 2012	0	0.0	6	1.2	185	36.4	286	56.3	31	6.1	508	328,700	349,677
Year-to-date 2011	4	0.9	6	1.3	178	39.1	225	49.5	42	9.2	455	315,198	344,199
Oshawa CMA													
Q2 2012	0	0.0	0	0.0	81	23.8	198	58.2	61	17.9	340	375,990	408,768
Q2 2011	0	0.0	0	0.0	116	33.5	197	56.9	33	9.5	346	339,990	367,461
Year-to-date 2012	0	0.0	0	0.0	137	23.1	352	59.3	105	17.7	594	371,945	405,985
Year-to-date 2011	0	0.0	0	0.0	186	34.0	314	57.4	47	8.6	547	339,990	362,587
Ottawa CMA													
Q2 2012	0	0.0	0	0.0	8	2.0	215	54.6	171	43.4	394	475,400	493,717
Q2 2011	0	0.0	0	0.0	8	1.8	315	69.8	128	28.4	451	456,900	477,074
Year-to-date 2012	0	0.0	0	0.0	19	2.7	397	57.0	281	40.3	697	474,900	491,215
Year-to-date 2011	0	0.0	0	0.0	27	3.4	528	66.9	234	29.7	789	460,900	480,203

Source: CMHC (Market Absorption Survey)



**Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region  
Second Quarter 2012**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$175,000		\$175,000 - \$199,999		\$200,000 - \$299,999		\$300,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peterborough CMA													
Q2 2012	0	0.0	0	0.0	21	63.6	10	30.3	2	6.1	33	293,990	320,236
Q2 2011	0	0.0	0	0.0	26	60.5	14	32.6	3	7.0	43	293,900	343,627
Year-to-date 2012	0	0.0	0	0.0	50	64.1	24	30.8	4	5.1	78	293,945	321,889
Year-to-date 2011	0	0.0	0	0.0	54	62.8	26	30.2	6	7.0	86	289,900	346,185
St. Catharines-Niagara CMA													
Q2 2012	2	1.4	1	0.7	23	15.9	94	64.8	25	17.2	145	382,990	452,480
Q2 2011	6	4.3	3	2.2	37	26.6	72	51.8	21	15.1	139	349,500	376,376
Year-to-date 2012	2	0.8	1	0.4	47	18.3	157	61.1	50	19.5	257	384,990	438,671
Year-to-date 2011	8	3.0	4	1.5	70	26.6	145	55.1	36	13.7	263	341,990	372,718
Thunder Bay CMA													
Q2 2012	0	0.0	0	0.0	9	81.8	2	18.2	0	0.0	11	289,900	296,227
Q2 2011	0	0.0	0	0.0	3	21.4	11	78.6	0	0.0	14	331,950	328,879
Year-to-date 2012	0	0.0	0	0.0	15	53.6	13	46.4	0	0.0	28	299,900	317,011
Year-to-date 2011	0	0.0	0	0.0	7	30.4	16	69.6	0	0.0	23	310,000	318,378
Toronto CMA													
Q2 2012	1	0.0	0	0.0	42	1.4	1,046	35.7	1,842	62.8	2,931	559,000	627,560
Q2 2011	1	0.0	0	0.0	13	0.6	751	33.4	1,481	65.9	2,246	565,990	639,359
Year-to-date 2012	3	0.1	0	0.0	81	1.5	1,911	34.4	3,555	64.1	5,550	561,990	642,323
Year-to-date 2011	2	0.0	1	0.0	33	0.8	1,526	36.0	2,672	63.1	4,234	558,945	649,697
Windsor CMA													
Q2 2012	1	0.9	3	2.6	63	54.8	40	34.8	8	7.0	115	280,000	324,074
Q2 2011	1	1.1	4	4.4	35	38.9	44	48.9	6	6.7	90	322,000	345,411
Year-to-date 2012	2	1.0	6	3.1	95	49.0	78	40.2	13	6.7	194	288,300	331,741
Year-to-date 2011	3	1.9	5	3.2	60	38.0	78	49.4	12	7.6	158	325,000	348,340
Total Urban Centres in Ontario (50,000+)													
Q2 2012	8	0.2	26	0.5	558	10.6	2,365	44.7	2,332	44.1	5,289	478,900	534,318
Q2 2011	17	0.4	32	0.7	597	12.7	2,248	47.7	1,822	38.6	4,716	445,990	514,258
Year-to-date 2012	13	0.1	41	0.4	1,035	10.5	4,372	44.3	4,410	44.7	9,871	480,990	542,455
Year-to-date 2011	26	0.3	45	0.5	1,146	13.1	4,206	48.2	3,302	37.8	8,725	445,000	521,300

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Ontario Region**  
**Second Quarter 2012**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2011	January	9,820	-7.6	16,601	23,654	28,184	58.9	337,860	2.5	351,858
	February	13,505	-11.5	16,227	26,488	29,453	55.1	359,832	3.5	357,364
	March	18,958	-10.9	16,380	35,924	27,959	58.6	365,136	4.4	365,381
	April	19,486	-17.4	15,979	35,379	28,336	56.4	376,383	7.6	365,626
	May	21,946	3.1	16,221	38,819	28,647	56.6	381,274	8.1	370,169
	June	22,369	14.6	16,621	36,007	29,591	56.2	376,630	9.9	368,571
	July	18,048	16.2	16,620	29,874	29,836	55.7	363,068	10.3	369,356
	August	17,794	18.8	16,710	30,174	29,826	56.0	347,695	7.0	365,846
	September	17,217	15.5	17,212	32,504	29,916	57.5	359,735	7.3	369,282
	October	15,992	9.1	17,146	27,279	29,771	57.6	375,115	7.8	371,445
	November	15,107	6.3	17,129	21,898	28,616	59.9	373,781	8.9	374,322
	December	10,081	5.6	17,479	11,535	29,393	59.5	356,278	3.7	366,712
2012	January	10,300	4.9	16,808	24,229	28,156	59.7	359,024	6.3	378,133
	February	15,049	11.4	17,269	28,815	30,113	57.3	390,901	8.6	387,161
	March	19,934	5.1	17,922	37,130	30,139	59.5	394,091	7.9	389,562
	April	21,921	12.5	17,765	37,810	29,734	59.7	405,613	7.8	394,972
	May	23,429	6.8	16,740	42,157	29,890	56.0	403,156	5.7	388,410
	June	20,689	-7.5	16,492	35,955	30,758	53.6	394,634	4.8	386,712
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2011	63,801	-0.9	48,821	110,205	86,574	56.4	378,152	8.5	368,138
	Q2 2012	66,039	3.5	50,997	115,922	90,382	56.4	401,302	6.1	390,147
	YTD 2011	106,084	-4.9		196,271			369,764	6.6	
	YTD 2012	111,322	4.9		206,096			394,693	6.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

<sup>1</sup>Source: CREA<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA

**Table 6: Level of Economic Indicators for Ontario Region  
Second Quarter 2012**

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (2002=100)	Average Weekly Wages (\$)	Manufacturing Shipments (\$,000)	Exchange Rate (U.S. cents)
		P & I Per \$100,000	Mortgage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2011	January - March	600	3.5	5.3	6,696.6	8.0	21,539	73.7	868	62,704,338	101.95
	April - June	614	3.6	5.6	6,744.7	7.8	29,912	76.8	872	63,538,734	104.18
	July - September	600	3.5	5.3	6,747.6	7.6	34,316	68.2	867	64,544,440	100.57
	October - December	598	3.5	5.3	6,736.1	7.9	12,513	60.6	870	67,221,478	98.88
2012	January - March	596	3.3	5.3	6,758.8	7.7	18,136	69.1	880	66,420,129	100.34
	April - June	601	3.2	5.3	6,774.8	7.8		59.3	892		98.72
	July - September										
	October - December										

**Table 6.1: Growth<sup>(1)</sup> of Economic Indicators for Ontario Region  
Second Quarter 2012**

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per \$100,000	Mortgage Rates								
			1 Yr. Term	5 Yr. Term							
2011	January - March	-2.4	-0.2	-0.3	2.2	-0.9	-15.5	-9.4	3.1	8.3	6.6
	April - June	-4.5	-0.1	-0.5	2.0	-0.8	-25.1	3.9	3.8	0.5	8.5
	July - September	-1.9	0.1	-0.2	1.7	-1.1	-18.1	1.3	2.0	6.5	4.7
	October - December	-0.2	0.2	0.0	1.3	-0.3	**	-13.8	1.2	9.2	0.2
2012	January - March	-0.6	-0.2	-0.1	0.9	-0.3	-15.8	-6.3	1.3	5.9	-1.6
	April - June	-2.1	-0.4	-0.2	0.4	-0.1		-22.7	2.2		-5.2
	July - September										
	October - December										

\*P & I\* means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

\*NHPI\* means New Housing Price Index

\*CPI\* means Consumer Price Index

\*SA\* means Seasonally Adjusted

(1) Growth year over year expressed in percentage

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

## METHODOLOGY

### Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

### Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

## STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A **"dwelling unit"**, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A **"start"**, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units **"under construction"** as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A **"completion"**, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term **"absorbed"** means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental:** Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.



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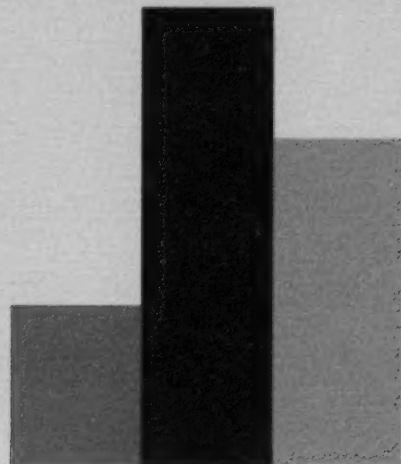
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